# \$499,900 - 170 Caribou Bend N, Lethbridge

MLS® #A2239595

## \$499,900

3 Bedroom, 3.00 Bathroom, 1,307 sqft Residential on 0.09 Acres

Blackwolf 2, Lethbridge, Alberta

The popular "Grayson" model by Avonlea Homes . Nice and open floor plan on the main floor, 9' ceilings, large windows for that extra sunlight, quartz countertops, and Kohler fixtures. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for family room, 4th bedroom and another full bath. Enjoy the insulated Double attached garage to keep those vehicles warm and dry. Located in the new phase of Blackwolf close to walking trails, 73 acre Legacy Park and lots of amenities. Easy access to downtown core. Home is Virtually Staged. New Home Warranty. FIRST TIME HOME BUYER, ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply.

Built in 2025

### **Essential Information**

MLS® # A2239595 Price \$499,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,307 Acres 0.09







Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 170 Caribou Bend N

Subdivision Blackwolf 2
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H7J8

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 14th, 2025

Days on Market 113 Zoning RM

# **Listing Details**

## Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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